

PMK Foods Inc.
d/b/a Citra A Fresh Cafe
850 Boylston Street

Brijesh KC

COMMON VICTUALLER LICENSE

&
ENTERTAINMENT

RECEIVED
YES _____
NO - WHY? _____

APPLICATION FORM

X

RENOVATION FORM AND THREE SETS OF PLANS (REQUIRED IF NEVER
LICENSED AS A RESTAURANT OR CHANGES TO BE MADE)

X

ARTICLES OF ORGANIZATION (IF INCORPORATED)

VOYE OF THE BOARD OF DIRECTORS AUTHORIZING APPLICATION
(IF INCORPORATED)

X

LETTER FROM CURRENT COMMON VICTUALLER LICENSE HOLDER THAT
LICENSE WILL BE SURRENDERED WHEN NEW LICENSE APPROVED

n/a

LETTER LETTER

X

INTERVIEW FORM FOR EVERYONE LISTED ON FRONT OF APPLICATION

X

THREE LETTERS OF REFERENCE EACH

X

TAX STATEMENT

X

COPY OF MENU IF AVAILABLE

REPORTS HEALTH X BUILDING X POLICE X
Conditions

TOWN OF BROOKLINE

APPLICATION

OFFICE OF THE SELECTMEN

COMMON VICTUALLER

DATE 08/23/11

LOCATION 850 Boylston Street, Brookline, MA 02467

APPLICANT Pmk Foods Inc.

NAME OF INDIVIDUAL, PARTNERSHIP OR CORPORATION

D/B/A Citra A Fresh Cafe BUSINESS TELEPHONE 617-2835353
BUSINESS OWNERSHIP Cafe

Brijesh KC. 12 Cobble Hill Road, Nashua NH 03062
NAME OF INDIVIDUAL OWNER, PARTNER OR CORPORATE PRESIDENT AND RESIDENCE

NAME OF PARTNER OR CORPORATE VICE PRESIDENT AND RESIDENCE

NAME OF PARTNER OR CORPORATE TREASURER AND RESIDENCE

HAVE YOU PREVIOUSLY HELD A COMMON VICTUALLER LICENSE IN BROOKLINE
OR ELSEWHERE: NO IF SO WHERE? _____

WHAT YEARS AND WHAT ADDRESSES: _____

IF NOT PREVIOUSLY LICENSED, HAVE YOU HAD AND PRIOR EXPERIENCE IN THE FOOD
SERVICE BUSINESS: 16 years of food experience. 10 yrs
as a manager.

CURRENT HOURS OF OPERATION:

DAY Monday thru
Friday

6:30am TO 4pm
TO
TO

PROPOSED HOURS OF OPERATION:

DAY Monday thru
Friday

6am TO 5pm
TO
6am TO 5pm

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APPLICANT Pmk Foods Inc.
COMMON VICTUALLER

CURRENT MENU (GENERAL TYPE OF FOOD SERVED)

<u>Fried Chicken Wings</u>	<u>Salad</u>
<u>Fried Rice</u>	<u>Coffee</u>
<u>sandwich</u>	<u></u>

PROPOSED MENU

<u>sandwich</u>	<u>Coffee</u>
<u>salad</u>	<u>Bakery</u>
<u>soup</u>	<u></u>

FLOOR SPACE: CURRENT 1137 SQ. FT.
 PROPOSED 1137 SQ. FT.

SEATING CAPACITY CURRENT 32
 PROPOSED 24

PARKING AREA CAPACITY (IF ANY) CURRENT _____ SPACES
 PROPOSED _____ SPACES

NUMBER OF EMPLOYEES: CURRENT: 4 PROPOSED: 4

[Signature] HOME TEL. NO. 603-2335342
(SIGNATURE OF APPLICANT - INDIVIDUAL, CORPORATE OFFICER, PARTNER)

[Signature] HOME TEL. NO. 617-2835353
(OTHER PARTNER'S SIGNATURE OR OFFICER)

HOME TEL NO. _____
(OTHER PARTNER'S SIGNATURE OR OFFICER)

RENOVATION FORM

PLEASE DESCRIBE IN DETAIL EXACTLY WHAT RENOVATIONS WILL BE MADE, DATE AND SIGN THIS FORM.

1. Hardwood floor installed on top
of existing floor.

2. Equipments Installation like:-
Coffee, Soup, Cooler etc.

3. Paint walls

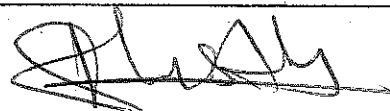
4. _____

5. _____

6. _____

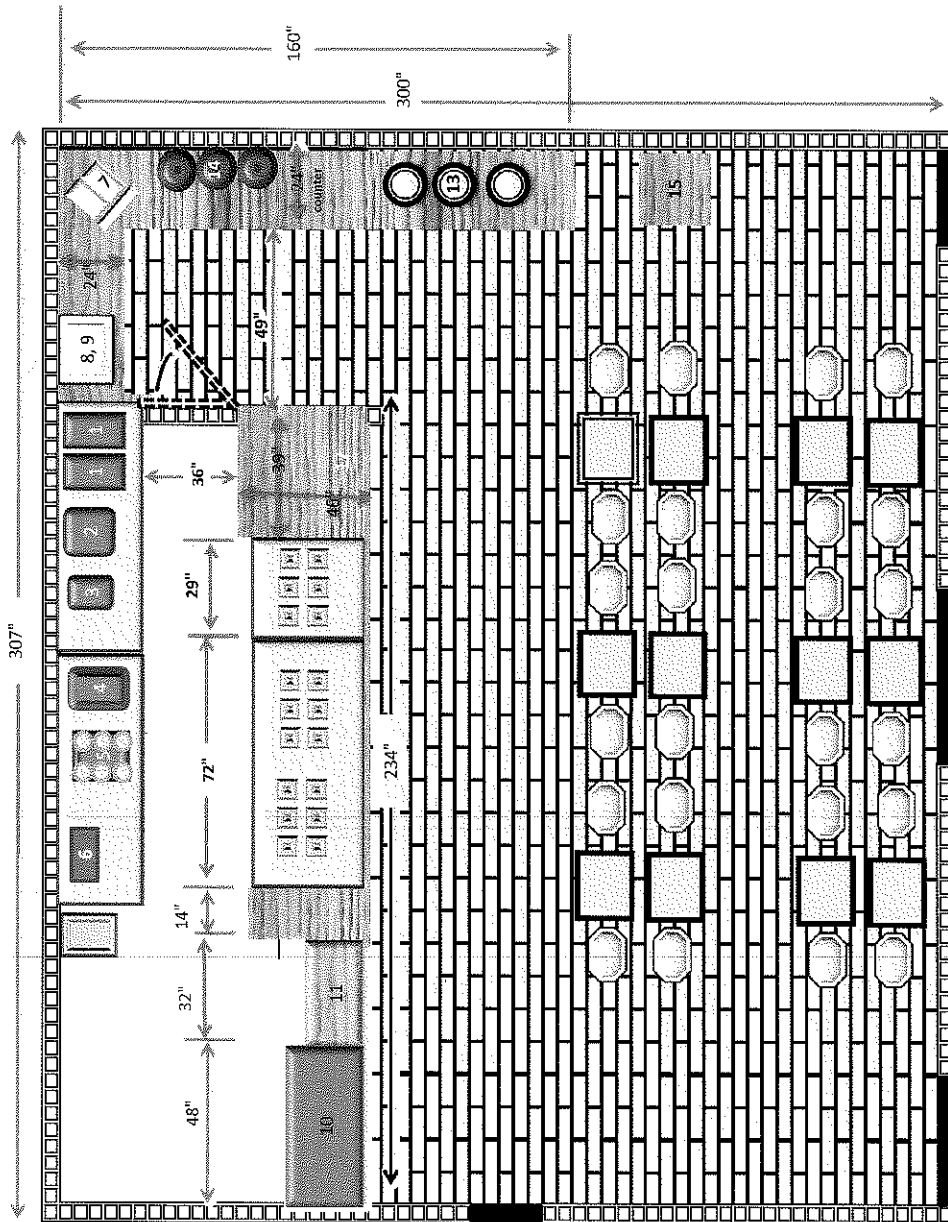
08/23/11

DATE



SIGNATURE OF APPLICANT

1	COFFEE BREWERS
2	ESPRESSO MACHINE
3	TOASTER (EXISTING)
4	PANINI
5	EGG COOKER
6	MICROWAVE (EXISTING)
7	GRATICO
8	SODA MACHINE
9	ICE MACHINE
10	REFRIGERATED DISPLAY CASE
11	BAKERY CASE
12	SANDWICH BAR
13	SOUP WARMERS
14	COFFEE SHUTTLES
15	POS STATION
16	3 DOOR WORK TOP
17	FRONT COUNTER



08/26/ 2011

At a meeting of the Board of Directors of

PMK Foods Inc.

held at 850 Boylston St on 08/10/11 20

it was duly voted that the Corporation apply to the Licensing Board for the Town of

Brookline for a Common Victualler license

for the year 2011 to be exercised on the premises located at

850 Boylston Street, Brookline, MA 02467

'VOTED: To authorize

[Signature]

to sign

the application for the license in the same name of PMK Foods Inc.

and to execute in its behalf any

necessary papers, and to do all things required relative to the granting of the license."

This Corporation has _____ been dissolved.

A TRUE COPY

ATTEST

CLERK

August 19th, 2011

PMK Foods Inc.
850 Boylston Street
Brookline, MA 02467

RE: Use of property dumpster

To whom it may concern:

CB Richard Ellis as agent for Brigham and Women's Hospital and The Davis Company grants PMK Foods Inc. full access to the properties dumpster. The dumpster is emptied once per week and is operated by Casella Waste Systems located at 295 Forest Street, Peabody MA 01961.

Sincerely,



Brian McCormack
Facility Manager
CB Richard Ellis
850 Boylston Street
Brookline, MA 02467

CC: Andrew Donovan, The Davis Company
Stephen Dempsey, Brigham and Women's Hospital
Thomas Molino, CB Richard Ellis

LICENSE INTERVIEW FORM

TYPE OF LICENSE APPLYING FOR: Common Visitor

NAME: Brijesh KC

HOME ADDRESS: 12 Cobble Hill Road, Nashua NH

TELEPHONE: 603-233 5342

PLACE OF BIRTH: Nepal DATE OF BIRTH: 10/20/76

ARE YOU A CITIZEN: YES X NO ALIEN CARD #

FATHER'S NAME: Sudarson KC MOTHER'S MAIDEN NAME Bhagwati KC

VETERAN: YES NO X

RESIDENCES: (DATE AND PLACE)

1. 01/01/2001 12 Cobble Hill Rd, Nashua NH 03062
2. 01/01/1997 - 2001 26 Summer St, Everett, MA 02149
- 3.
- 4.

EDUCATION: (DATE AND PLACE)

1. 01/2000 UMass Boston
2. 1997-1999 Quincy College Boston
- 3.
- 4.

EMPLOYMENT: (DATE, PLACE, POSITION)

1. 1994 - Current, Aubonpain General Manager
- 2.
- 3.
- 4.

PLEASE SUBMIT THIS FORM WITH THREE LETTERS OF REFERENCE.

SIGNATURE: Brijesh KC DATE: 08/23/11



Date:- 08/15/11

TO WHOM IT MAY CONCERN:

This is to inform you that I have known Brijesh KC for the last 15yrs both professionally and personally. It is my great pleasure to recommend Mr. Brijesh KC, he is a dynamic individual. Honest, hard-work, mature, great leadership, mentor, good community citizen are few qualities that Mr. KC possesses.

Brijesh would be an asset and success to any organization or project he pursues. I am very happy to recommend him.

Should you have any questions please do not hesitate to me.

A handwritten signature in black ink, appearing to read "Sunita", with a stylized flourish at the end.

Sunita Manandhar

Subway OF Allston

162 Harvard Avenue

Allston, MA 02134

617-2541999

Wally W. Kawas
157 Union Street
Marlborough, Ma 01752
August 1, 2011

To whom it may concerns,

It is with great pleasure that I recommend Brijesh KC. I have known him for eight years.

Brijesh has always displayed a high degree of integrity, responsibility, and ambition. In addition to his excellent track record as a restaurant General Manager, he has proven his leadership ability by being a good community citizen and helping my son's baseball team and provides young people an opportunity to compete and learn good sportsmanship.

Brijesh has good judgment and mature outlook which will ensure a logical and practical approach to his endeavors.

Brijesh would be an asset to any organization, and I am happy to give him my wholehearted endorsement.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Wally Kawas', with a stylized, cursive script.

Wally W. Kawas
CDM CFPP Director
Food and Nutrition

Mohammad Kaddoura
One Au Bon Pain Way
Boston Ma 02210

7/28/2011

To whom it may concern,

This letter is to introduce you to Brijesh KC. I have known Brijesh for 15 years during which we have worked together and developed a personal and a professional relationship. It is with pleasure that I recommend KC, he is a great individual with tremendous talent and leadership.

During the time we worked together he demonstrated ability to problem solve and create success no matter what the circumstances were. He is an excellent recruiter and has a great mind for business.

I highly recommend Brijesh for any endeavor; he will be an asset to any organization or business. He is a rare talent and has excellent people and business skills.

Please don't hesitate to call me if you have any questions about him.

Sincerely,



Mohammad Kaddoura
Area Director



I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes as required under law.

Brijesh/KC
* Signature of Individual

Brijesh K.C
By: Corporate Officer

45-2885820
** Social Security # Voluntary
or Federal Identification Number

* This license will not be issued unless this certification clause is signed by the applicant.

** Your social security number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Licensees who fail to correct their non-filing or delinquency will be subject to license suspension or revocation. This request is made under the authority of Massachusetts General Law, Chapter 62C, Section 49A.

TOWN OF BROOKLINE

OFFICE OF THE SELECTMEN

LICENSE APPLICATION OF PUBLIC AMUSEMENT, ENTERTAINMENT AND EXHIBITIONS

TO: THE BOARD OF SELECTMEN

IN ACCORDANCE WITH THE PROVISIONS OF c. 140, s. 181 (*183a) OF THE GENERAL LAWS, THE UNDERSIGNED HEREBY APPLIES FOR A LICENSE FOR THE FOLLOWING FORM (FORMS) OF PUBLIC AMUSEMENT OR EXHIBITIONS TO BE EXERCISED ON THE PREMISES LOCATED AT: 850 Boylston Street, Brookline, MA

02467

1. RADIO ☒ TELEVISION _____ JUKE BOX _____ MUZAK _____ TAPED MUSIC _____
TIME: FROM _____ TO _____
2. MOVIES _____
TIME: FROM _____ TO _____
3. DANCING _____ (PUBLIC _____ / PRIVATE _____)
TIME: FROM _____ TO _____
4. INSTRUMENTAL MUSIC _____ KIND OF INSTRUMENTS _____
MAXIMUM NUMBER AT ONE TIME _____ TIME: from _____ to _____
5. VOCAL MUSIC _____ MAX. NO. OF VOCALISTS _____ TOTAL AT ONE TIME _____
6. EXHIBITIONS _____
Consisting of _____
7. FLOOR SHOW _____
Consisting of _____
8. SIGNATURE OF APPLICANT [Signature]
Individual, Corporation Officer or Partner
9. CORPORATE NAME PMK Foods Inc. D/B/A Citra A Fresh Cey
10. BUSINESS ADDRESS 850 Boylston St, Brookline TELEPHONE 617-2835353
11. HOME ADDRESS 12 Cobble Hill Road, NH TELEPHONE 603-2335342

*S.183A Applies only to Innholders, Common Victuallers and Food Vendors



Permit No: LN-2011-0341
SFD100017

**THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF BROOKLINE
Office of the Selectmen**

Common Victualler's License

This is to certify that the Board of Selectmen hereby Grants a Common Victualler's license to:

Restaurant
Applicant
DBA
be exercised at
until 12/31/2011 and at that place only.
Hours: **MON-FRI 6AM-4PM**

**DELI CORNER
DAVID GHAFARI
DELI CORNER
850 BOYLSTON ST**

This license is issued under authority of Chapter 140 of the General Laws, and Laws in amendment thereof, and expires on **December 31, 2011**, unless sooner revoked by violation of the Commonwealth respecting the Licensing of Innholders or Common Victuallers.

Issued: **December 14, 2010.**

Board of Selectmen

Fee: **\$365.00**

Seating Capacity **30**

Outside Seating:

Conditions: Licensee is responsible for compliance with requirements of the Town Zoning Bylaws with respect to signage. The Town's Planning & Community Development Department is available for consultation and assistance if there is any question related to signage in Brookline. Licensee is responsible for continued compliance for any conditions attached to their property related to a Board of Appeals decision or a Planning Board sign and facade review. The Town's Planning & Community Development Department is available for consultation and assistance if there is any question related to conditions attached to any Board of Appeals or Planning Board decision.

By:

Town Administrator

The Commonwealth of Massachusetts

Town of Brookline

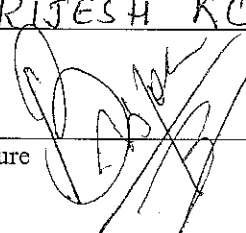
☒ New Filing ☐ RenewalRECEIVED
TOWN OF BROOKLINE
TOWN CLERK

In Conformity with the provisions of Chapter one hundred and ten, section five, of the General Laws, as amended, the undersigned hereby declare(s) that a business under the title of

CITRA A FRESH CAFE

is conducted at 850 Boylston Street, Brookline, MA 02467

by the following named persons.

NAME	RESIDENCE	TELEPHONE
PMK Foods Inc.	157 Franklin St Allston, MA 02134	617-2835353
BRJESH KC (Director)		
Signature 	Signature	Signature

Norfolk

SS

The Commonwealth of Massachusetts

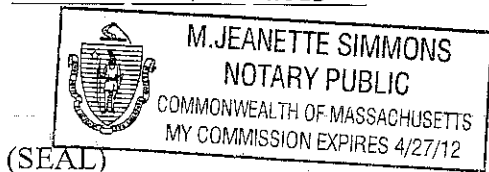
8/8/2011

Personally appeared before me the above-named BRJESH KC

and made the oath that the foregoing statements are true.

A certificate issued in accordance with this section shall be in force and effect for four years from the date of issue and shall be renewed every four years thereafter so long as such business shall be conducted and shall lapse and be void unless so renewed.

Expiration date 08 / 25 / 2015




Signature

V.P. Branch Manager
Title

Designated Clerk

Town Clerk's Office

59-151

Vol/Page#

Cafe (Food)

Type of Business

Code

SUBLEASE

This SUBLEASE is made as of the 15th day of August, 2011, by and between THE BRIGHAM AND WOMEN'S HOSPITAL, INC., of 75 Francis Street, Boston, Massachusetts 02115, as sublandlord ("Brigham"), and PMK Foods Inc., of 157 Franklin St. Allston, Massachusetts 02134, as subtenant "Subtenant," d/b/a Citra, A Fresh Cafe

BACKGROUND

- A. Eight Fifty Ventures Limited Partnership is the landlord ("Landlord") of the building located at 850 Boylston Street, Brookline, Massachusetts ("Building").
- B. Brigham is a tenant of Landlord and leases much of the Building under a lease with Landlord ("Brigham Lease").
- C. Subtenant desires to sublease approximately 1,137 square feet of space on the first floor of the Building ("Premises") to operate a food service business, and Brigham is willing to permit Subtenant to do so upon the terms of this Sublease.

IN CONSIDERATION of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. **Demise.** Brigham hereby subleases to Subtenant and Subtenant hereby subleases from Brigham the Premises, together with the right to exercise, in common with Brigham and others entitled thereto, Brigham's right to use the hallways and common lavatories, if any, on the first floor of the Building and the driveways, walkways, and loading areas of the Building under the Brigham Lease. Brigham purports hereby to convey, and Subtenant takes hereby, no greater rights hereunder than those accorded to or taken by Brigham as tenant under the Brigham Lease.
- 2. **Term.** The term of this Sublease shall commence on September 1, 2011, and end on August 31, 2016, unless sooner terminated in accordance herewith. Notwithstanding anything herein contained to the contrary, if the Brigham Lease shall terminate during the term hereof for any reason, this Sublease shall terminate upon such termination of the Lease with the same force and effect as if such termination date had been set forth herein as the expiration date hereof.
- 3. **Rent.** Subtenant covenants and agrees that Subtenant shall pay each calendar month to Brigham during the Term of this Sublease the sum of (a) Minimum Rent and (b) Percentage Rent. Minimum Rent shall be at the rate of \$12,000 per year, payable in monthly installments of \$1,000, in advance on the first day of each month, beginning on November 1, 2011. Minimum Rent for any partial month shall be prorated based on the number of days during such month. Percentage Rent shall be the Percentage of Gross Sales, as hereinafter defined, indicated after the Gross Sales Range set forth in the following table:

Gross Sales Range	Gross Sales Percentage
\$0 - \$40,000	0%
\$0 - \$50,000 but more than \$40,000	3%
\$0 - \$60,000 but more than \$50,000	5%
\$0 - More than \$60,000	7%

For example, if the Gross Sales for a calendar month is \$39,700, the Percentage Rent would be \$0 and Minimum Rent would be \$1,000 so that the total rent for that calendar month would be \$1,000. If Gross Sales for a calendar month is \$47,900, the Percentage Rent would be \$1,437 [$47,900 \times 3\% = 1,437$] and Minimum Rent would be \$1,000 so that the total rent for that calendar month would be \$2,437. If Gross Sales for a calendar month is \$73,500, the Percentage Rent would be \$5,145 [$73,500 \times 7\% = 5,145$] and Minimum Rent would be \$1,000 so that the total rent for that calendar month would be \$6,145.

On or before the tenth (10th) business day after the close of each calendar month, Subtenant shall render to Brigham a true and correct statement signed by a senior financial officer of Subtenant setting forth the Gross Sales for the preceding month and the aggregate Gross Sales from the beginning of the Sublease Year (as hereinafter defined) to the end of the preceding month, and stating the Percentage Rent for the preceding month. Such statement shall be accompanied by payment of the Percentage Rent then due. The term "Sublease Year" means each twelve-month period beginning on September 1, 2011, or an anniversary thereof.

The term "Gross Sales" means and includes the aggregate gross amount of all sales, transactions and receipts in, upon, from, or through the use of the Premises, whether for cash, or charged or on credit (and if charged or on credit, whether or not collected or charged off in whole or in part), and whether or not through or from vending or other machines, excepting only (a) sales of merchandise previously included in Gross Sales but later returned, to the extent to which cash or credit shall have been refunded; (b) the exchange of merchandise between various locations operated by Subtenant, if any, where such exchange is made solely for the convenience of Subtenant and not for the purpose of consummating a sale which otherwise would have been included in Gross Sales; and (c) sales of Subtenant's fixtures.

Percentage Rent for September 2011 and October 2011 is hereby abated. Percentage Rent will apply beginning with Gross Sales for November 2011, payable in December 2011, and continuing every calendar month thereafter during the Term, with the final payment of Percentage Rent being due in September 2016 after the expiration of the Term (for Gross Sales during August 2016). Rent shall be paid to Brigham at the address set forth in the preamble of this Sublease ("Brigham's Address").

Subtenant agrees to keep at Subtenant's Address or in such other location as Subtenant shall designate (by not less than thirty (30) days' prior notice to the Brigham) in the greater Boston metropolitan area true and correct records of all information as to all of Subtenant's Gross Sales during the previous three (3) years (the "Records"), and to submit upon seven (7)

business days' notice the Records to the Brigham or its representatives for inspection and audit thereof at Brigham's Address, or such other address in the greater Boston metropolitan area as Brigham may from time to time designate and to permit such inspections and audits. Subtenant further agrees that all cash registers used by Subtenant upon the Premises shall be equipped with and shall use cumulative non-resettable group totals. Subtenant hereby grants to the Brigham the specific right to audit its Records including the cash register group totals referred to above. In the event of any discrepancy of greater than five (5%) of the total rent owed by Subtenant as shown as the result of an audit by Brigham, the cost of such audit shall be borne by Subtenant.

Rent includes costs of delivering heat, ventilation, air conditioning, electricity, water (unheated) and sewer services to the Premises incurred by Landlord or Brigham.

4. **Use of Premises.** Use of the Premises and the common areas to which Subtenant is entitled are granted to Subtenant solely for the purpose of providing food services to occupants of and visitors to the Building and for no other use or purpose. The food services shall be of the same or better quality as currently or formerly provided in the Premises. No use shall be made of the Premises or the common areas which will be contrary to, and Subtenant at its expense shall promptly comply with, any federal or state law or any municipal by-law or ordinance in force in the municipality and state in which the Building is located, or the requirements of any insurance and/or fire underwriters having jurisdiction over the Building and Premises, nor shall Subtenant commit or allow any nuisance to exist on the Premises or the common areas. Subtenant, at its expense, shall obtain all required licenses or permits for the conduct of its business in the Premises. Subtenant will strictly comply with all applicable environmental laws, orders, and regulations and will dispose of waste in strict compliance with all applicable laws, ordinances, regulations, and orders of any governmental authority and any rules, regulations, or policies issued by the Landlord or Brigham.

5. **Condition of Premises.** Subtenant accepts the Premises in its "AS-IS" condition and acknowledges and agrees that the Brigham has no obligation to perform any work or make any installations in order to prepare the Premises for Subtenant's occupancy.

6. **Certain Services and Rights.** Except to the extent otherwise expressly provided herein and so long as Subtenant is not in default, the only services or rights to which Subtenant is entitled hereunder, including without limitation rights relating to the repair and maintenance of the common areas and structure of the Building, are those services and rights to which Brigham is entitled under the Brigham Lease, and for all such services and rights Subtenant will look solely to the Landlord. Brigham shall reasonably cooperate with Subtenant in obtaining such services and rights from the Landlord.

7. **Maintenance and Repair.** Subtenant will keep and maintain the Premises in good order, repair, and condition, reasonable wear and tear only excepted. Subtenant shall not permit the Premises to be overloaded, damaged, stripped or defaced, nor shall Subtenant suffer any waste to the Premises, nor shall Subtenant permit the Premises to be in a condition that would subject Brigham to breach under the Brigham Lease. Subtenant will comply with maintenance and care standards reasonably established from time to time by Landlord or Brigham.

20. **Quiet Enjoyment.** Subtenant, subject to any ground lease, deed of trust, mortgage and/or underlying lease, including the Brigham Lease, to which this Sublease is subject or subordinate, upon paying the rent, additional rent, and other charges herein provided for and performing and complying with all terms, provisions, covenants, and agreements of this Sublease on the part of Subtenant to be performed or complied with, shall not be prevented by Brigham or anyone claiming under Brigham from lawfully and quietly holding, occupying, and enjoying the Premises during the Term of this Sublease, except as specifically provided for by the terms hereof or of the Brigham Lease.

21. **Landlord is Third Party Beneficiary.** Landlord, its successors and assigns are third party beneficiaries entitled to enforce all obligations (provided Landlord may not enforce the obligation to pay Rent, except to the extent Brigham is in default with respect to Rent payments under the Brigham Lease beyond any applicable notice and cure period) directly against Subtenant. Brigham shall provide Landlord with prior notice and a copy of this Sublease, and Brigham will inform Landlord that this Sublease contains as the first sentence of this paragraph 21 the sentence required by section 13.01 of the Brigham Lease.

IN WITNESS WHEREOF, duly authorized agents of the parties have hereunto executed this Sublease as of the date first above written.

The Brigham and Women's Hospital, Inc.

By: Mairead Hickey
Name: MAIREAD HICKEY
Title: CHIEF OPERATING OFFICER
EXECUTIVE VICE PRESIDENT

PMK Foods, Inc.

By: Prakash Shrestha
Prakash Shrestha
Director

Bakery

The following breads, bagels and croissants will be delivered fresh daily from Iggy's bakery:

Breads

french baguette

herb focaccia

multigrain

dark rye

ciabatta

Croissants

plain

chocolate

almond

raisin almond

sticky bun

cranberry

Bagels

plain

sesame

poppy

raisin

onion

multi seed

Other bakery items will be baked in house such as muffins, scones and cookies.

additional bakery items such as brownies and pound cakes will also be available for pm sweets.

Breakfast

Bacon egg and cheese 3.49 Sausage egg and cheese 3.49
two freshly cracked eggs, bacon two freshly cracked eggs, bacon
and cheddar on a ciabatta and cheddar on onion bagel

Ham egg and cheese 3.49 Egg and cheese 2.99
two freshly cracked eggs, bacon two freshly cracked eggs, bacon
and cheddar on plain bagel and cheddar on multi seeds bagel

Toasted Bagel 1.09

Toasted Bagel with cream cheese 1.99

Cream cheese flavors: plain, veggie and honey

Bagel flavors: plain, sesame, poppy, onion, raisin and multi seed

Hot oatmeal 2.49

Soups

Three daily soups will be served from the following selections:

Asiago Cheese Bisque

Baked Potato

Broccoli Cheddar

Chicken Coconut Curry

Clam Chowder

Country Potato

Cream Of Chicken W/ Wild Rice

Forest Mushroom W/ Chicken

Garden Vegetable

Beef Barley

Build Your Own Sandwich

Pick your meat, bread, spreads and toppings.

whole/5.79 • half/4.79

breads	spreads	Meats	Toppings
french baguette	mayo	roast beef	romaine
multigrain	dijon mustard	turkey	tomatoes
ciabatta	spicy mustard	tuna salad	field greens
herb focaccia	honey mustard	cranberry chicken salad	spinach
croissant	basil pesto	grilled chicken	red onion
dark rye	tarragon spread	ham	cucumbers
	chipotle spread		roasted red peppers
	horseradish aioli		.79 extra
			fresh-made guacamole
			hummus

Cheeses.59 extra

imported swiss, provolone, cheddar, jalapeño pepper jack, brie & fresh mozzarella

Hot Sandwiches

Southwest Chicken Melt ON FRENCH BAGUETTE	6.79	Eggplant Panini ON CIABATTA	6.29
grilled chicken, jalapeno pepper jack cheese, red onion, roasted red peppers & our spicy alijon sauce		grilled eggplant, fresh mozzarella, & tomato olive spread	
Artichoke Turkey Melt ON HERB FOCACCIA	6.79	Roast beef Panini ON FRENCH BAGUETTE	
turkey, artichoke parmesan spread, red onion, tomatoes		roast beef, cheddar and a horseradish aioli	

Wraps

Chicken Caesar wrap	5.99	Mediterranean wrap	5.99
grilled chicken, parmesan cheese, croutons, romaine & caesar dressing		romaine, hummus, roasted red peppers, kalamata olives, cucumbers, red onions, feta cheese and balsamic vinaigrette	
Spinach Veggie wrap	6.29	Turkey Cranberry Brie wrap	6.29
spinach, marinated mushrooms in light olive vinaigrette parmesan cheese, sliced avocado & pico de gallo salsa		turkey, orange cranberry sauce, brie cheese, field greens, & honey mustard	
Asian Chicken wrap	5.99		
grilled chicken, carrots, mix greens cucumbers, tomatoes and thai peanut dressing			

Build your own salad 6.19

Choose a green served with fresh bread

field green

spinach

romaine

Choose a protein or main ingredient additional protein 1.25

grilled chicken

tuna

turkey

ham

avocado

Choose three toppings
additional topping 0.40

cucumbers

onions

beets

bacon

hardboiled eggs

red onions

cranberry

asiago cheese

feta cheese

almonds

fresh mozzarella

kalamata olives

pico de gallo

raisins

apples

chic peas

tomatoes

carrots

roasted red pepper

walnuts

green peas

Choose a dressings or a vinaigrette

balsamic

fat free raspberry

blue cheese

ranch

light Honey mustard

caesar

Signature Sandwiches

Bacon Turkey Swiss 6.29

ON FRENCH BAGUETTE

turkey, bacon, swiss cheese, romaine, tomatoes
& our tarragon spread

Premium Italian

ON HERB FOCACCIA

oven-roasted beef, smoked ham, salami, provolone cheese,
peperoncini, romaine, tomatoes & our special sauce

6.79

Chicken Chipotle

ON FRENCH BAGUETTE

grilled chicken, bacon, avocado, tomatoes, romaine
& our chipotle spread

6.29

Caprese

ON FRENCH BAGUETTE

fresh mozzarella, tomatoes & basil pesto

5.99

Tuna Salad

ON CIABATTA

our classic recipe, served with mayonnaise, romaine, tomatoes

5.89

Tuscan Chicken

ON HERB FOCACCIA

grilled chicken, fresh mozzarella, romaine, tomatoes
& our lemon herb aioli

6.29

Cranberry Walnut Chicken Salad

ON MULTIGRAIN

grilled chicken, cranberry, roasted walnuts, red onion, romaine, tomatoes, celery and mayonnaise

5.99

Vegetarian



all salads are served with freshly baked french baguette

	6.49	Chicken Caesar	6.49
n, bacon, swiss cheese, d eggs, olives, tomatoes, mix greens nic vinaigrette		marinated chicken, romaine, parmesan cheese , croutons, & creamy caesar dressings salad without chicken	5.19

ay Cobb	6.79	The harvest chicken	6.79
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toes, hard boiled eggs,
on, blue cheese , mix greens
nic vinaigrette

marinated chicken, mix greens, apples, dried cranberry,
blue cheese, toasted almonds & fat free raspberry vinaigrette

ch Veggie	6.29	Greek	6.29
marinated mushrooms, in cheese, sliced avocado, jallo salsa & light olive oil vinaigrette		romaine, tomatoes, feta cheese, kalamata olives, peperoncini, red onions & greek dressings	

ple dressings: fat free raspberry vinaigrette, balsamic vinaigrette, creamy caesar, Greek, light olive vinaigrette,
i, blue cheese and light honey mustard

BROOKLINE HEALTH DEPARTMENT

M E M O R A N D U M

to: Melvin Kleckner,
Town Administrator
Board of Selectmen

from: Alan Balsam,
Director of Public Health and Human Services

date: October 5, 2011

re: Citra A Fresh Café
650 Boylston St.
Brijesh KC, Operator

Please be advised that this Department has no objection to the issuance of a Common Victualer and Entertainment License to the above named applicant.

This recommendation is under the following conditions:

- The establishment is renovated to comply with Health Code requirements
- The operator obtain Food Safety Certification
- An odor control system be installed and maintained to prevent cooking odors should nuisance complaints occur.
- The establishment receive a pre-operational inspection before the license is released

All required applications and fees are submitted to Department as required.

The establishment must comply with the Town By-Law on the use of artificial Trans-Fats.



TOWN of BROOKLINE
Massachusetts

BUILDING DEPARTMENT

**INTEROFFICE
MEMORANDUM**

Date: 6 October 2011

To: Mel Kleckner, Town Administrator
Town Administrator

From: Michael Shepard
Building Commissioner

Re: **850 Boylston Street** – Application from PMK Foods Inc., d/b/a Citra A Fresh Café,
Brijesh KC, owner, for a common victualler and entertainment license.

The subject premises is located in a 0-1.0 (business and professional office) district.
The use within the premises as a cafeteria/lunch counter for persons within the
building is allowed under the Town of Brookline Zoning By Law.

Appropriate building permits have been submitted and we shall insure all the
requirements of the Building Code for an establishment such as this are satisfied.

There does not appear to be any exterior signage contemplated in this proposal.

This office has no issue with the hours of operation as requested by the applicant.



BROOKLINE POLICE DEPARTMENT

Brookline, Massachusetts

DANIEL C. O'LEARY
CHIEF OF POLICE

September 8, 2011

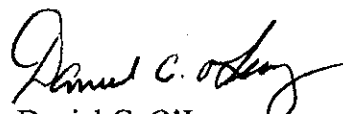
To: Mr. Melvin Kleckner, Town Administrator

From: Daniel C. O'Leary, Chief of Police

Subject: Common Victualler License & Entertainment License – PMK Foods, Inc., 850 Boylston Street

The Police Department has no objections to a Common Victualler and Entertainment License for PMK Foods, Inc., located at 850 Boylston Street.

DCO/kaf


Daniel C. O'Leary
Chief of Police

Attachment

To: Chief O'Leary
From: Sgt. Barron
RE: Common Victualer License and entertainment
Dba Citra A Fresh Café @ 850 Boylston St.
09-08-2011

Sir:

This is a new filing with some renovations which was received at the Town of Brookline August 25, 2011. The current common victualler's license is issued to Deli Corner, David Ghafari which expires on Dec. 31, 2011. The application includes the proper paperwork filled out with the current seating capacity of 32 going to 24 proposed seating. The square footage of 1137 square ft. will not change. A floor plan is included and several recommendation letters, a dumpster plan for trash. There is also included an application for entertainment for a radio music. The corporate name of the company is PMK Foods Inc, owner :Brijesh KC, tel: 617-283-5353 or 603-233-5342. The proposed hours of operation are from 6AM to 5PM and there are no objections.

Respectfully submitted,


Sgt Barron

OK
Chf O'Leary
9/9/11



TOWN of BROOKLINE

Massachusetts

BOARD OF SELECTMEN

BETSY DEWITT, CHAIRMAN
NANCY A. DALY
JESSE MERMELL
RICHARD W. BENKA
KENNETH M. GOLDSTEIN

333 WASHINGTON STREET
BROOKLINE, MASSACHUSETTS 02445
TEL. (617) 730-2200
FAX: (617) 730-2054
www.brooklinema.gov

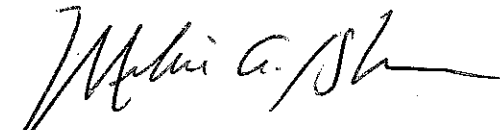
MELVIN A. KLECKNER
Town Administrator

October 5, 2011

TO TOWN MEETING MEMBERS IN
PRECINCTS 13 & 15 AND ABUTTERS

This is to advise you that an application has been received from PMK Foods Inc., d/b/a Citra A Fresh Cafe, Brijesh KC, Owner, for a Common Victualler and Entertainment (Radio) License at 850 Boylston Street. Hours of operation Monday-Friday 6am-5pm with seating capacity of 24 seats. This restaurant presently Deli Corner.

For your information, the Board of Selectmen will consider this application at its meeting on Tuesday, October 11, 2011 at approximately 7:30 P.M. in the Selectmen's Hearing Room, 6th Floor, Town Hall, 333 Washington Street.



Town Administrator

cc: Brijesh KC